



City of El Paso – City Plan Commission Staff Report

Case No: SUSU14-00069 Gran Vista Estates Unit One Replat A
Application Type: Extension to complete subdivision improvements
CPC Hearing Date: July 31, 2014

Staff Planner: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov
Location: East of Lee Trevino Drive and South of Gran Vista Drive
Legal Description Acreage: 15.2 acres
Rep District: 7
Existing Use: Residential
Existing Zoning: R-5/sc/sp (Residential/special contract/special permit)
Proposed Zoning: R-5/sc/sp (Residential/special contract/special permit)

Nearest School: Loma Terrace Elementary School (1.22 miles)
Nearest Park: Lomaland Park (1.25 miles)
Park Fees Required: N/A
Impact Fee Area: This property is not in an impact fee area.

Property Owner: Nadia T. Saab
Applicant: Conde, Inc.
Representative: Conde, Inc.

SURROUNDING ZONING AND LAND USE:

North: C-4/Vacant

South: A-M & S-D/Mobile Home & Single Family Residential Development

East: P-I/Industrial Development

West: A-O/ Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant is requesting a one-year extension for construction of the subdivision improvements in accordance with Section 19.28.010.A of the previous subdivision code (*the city plan commission may grant up to two one-year extensions of time for completion of the required subdivision improvements*). The extension request is sought in order to appeal the decision of the City Development Department requiring total replacement of street pavement. Developer proposes to complete subdivision improvements in accordance to the plan shown as attachment 5.

CASE HISTORY

The City Plan Commission approved Gran Vista Estates Unit One Replat A on October 20, 2011. The subdivision was recorded on July 12, 2012.

CURRENT REQUEST

The applicant is requesting a one-year extension for construction of the subdivision improvements in accordance with Section 19.28.010(A) of the previous subdivision code. This is the first extension of its kind for this subdivision.

DEVELOPMENT COORDINATING COMMITTEE COMMENTS:

The Development Coordinating Committee recommends *approval* of the one-year extension requested to complete subdivision improvements per Section 19.28.010.A – Construction of subdivision improvements of the former subdivision ordinance.

If approved, the extension will be valid until **July 12, 2015**. Failure to complete the required improvements within the provided time and applicable extensions shall require the applicant to resubmit a subdivision application pursuant to Title 19 as written at the time of resubmittal.

Planning Division Recommendation

Approval.

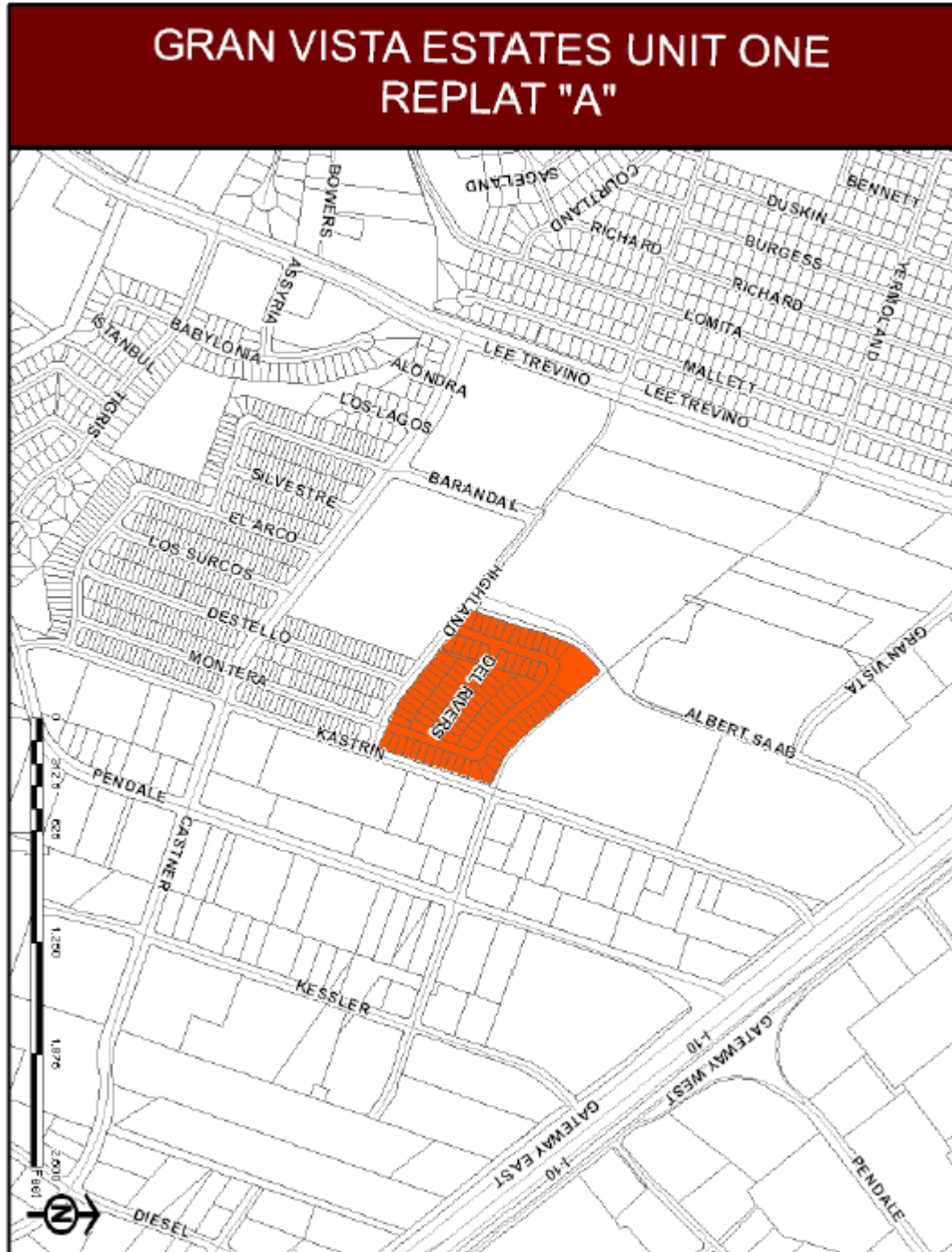
ADDITIONAL REQUIREMENTS AND GENERAL COMMENTS:

1. Prior to recording, please submit to City Development Department—Planning Division the following, if applicable:
 - a. tax certificates
 - b. release of access document
 - c. set of restrictive covenants
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location Map
2. Aerial Map
3. Preliminary Plat
4. Final Plat
5. Repair plan
6. Application

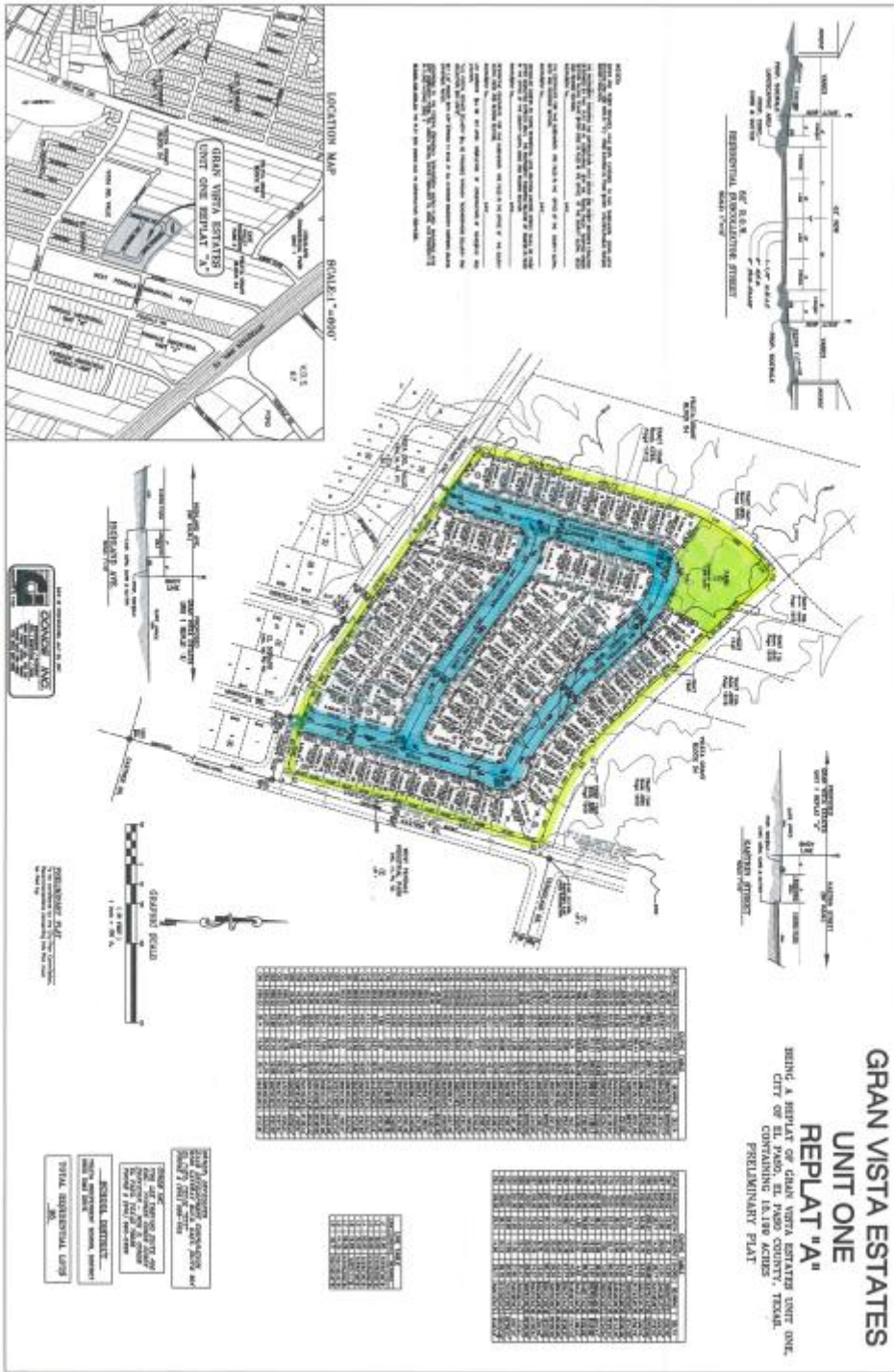
ATTACHMENT 1



ATTACHMENT 2



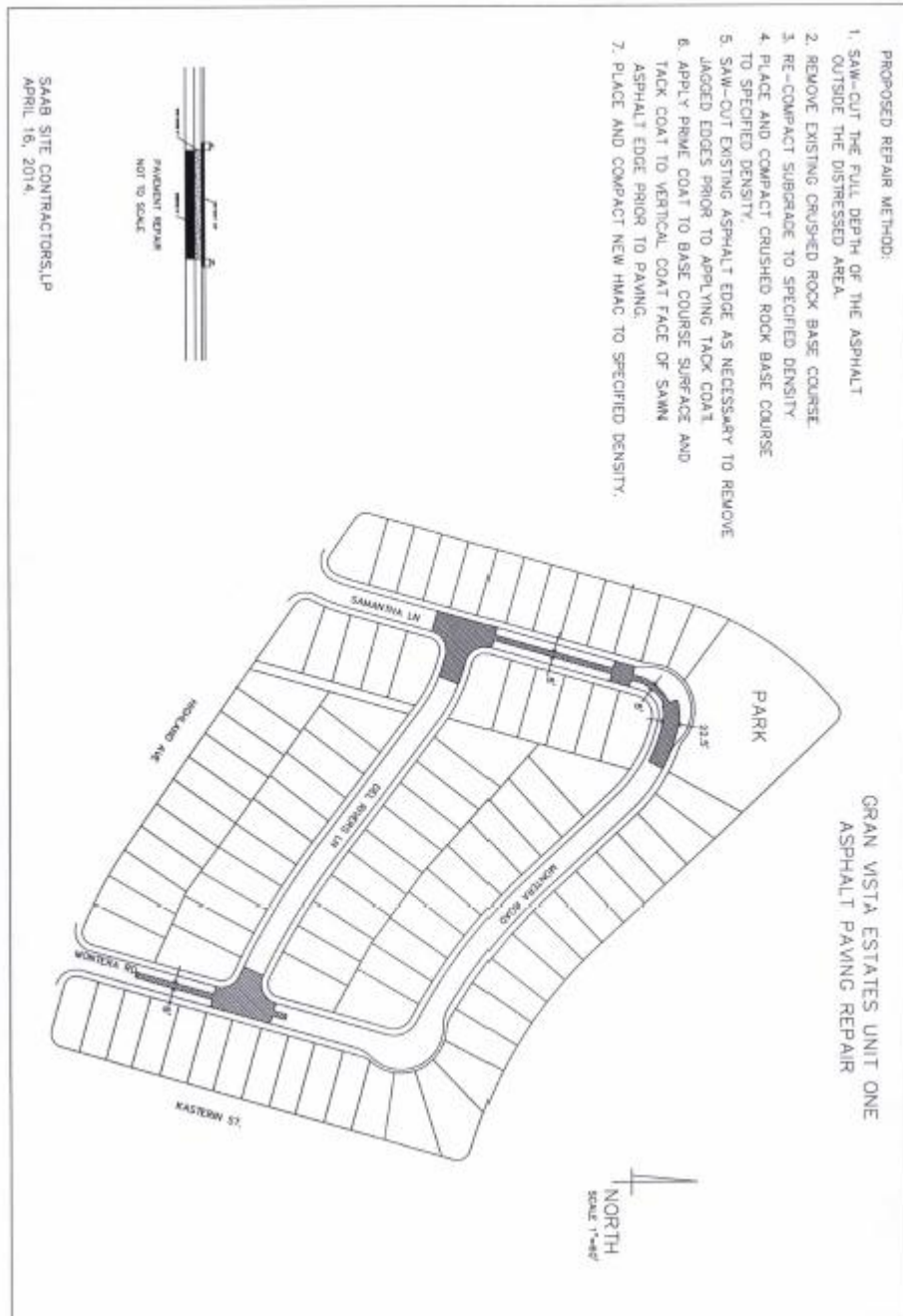
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 5



CITY PLAN COMMISSION APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS

DATE: July 9, 2014

FILE NO. SUSU14-00069

1. SUBDIVISION NAME: Gran Vista Estates Unit One Replat "A"
 2. DATE REQUESTED: July 9, 2014
 3. DEVELOPER'S NAME: Sierra Del Sur Properties, L.P.
ADDRESS: 8540 Gateway Blvd. East, El Paso, Texas 79907
PHONE: (915) 494-0444
 4. ENGINEER'S NAME: Conde, Inc.
ADDRESS: 6080 Surety Drive, Suite 100, El Paso, Texas 79905
PHONE: (915) 592-0283
 5. SUBDIVISION FILING DATE: July 12, 2012
 6. REASON FOR REQUEST: A one (1) year extension is sought in order to appeal the decision of the City Development Department requiring total replacement of street pavement from curb to curb in order to repair a one (1) foot wide area of pavement distress along the street centerline without any such requirement by the approved subdivision improvement plans and specifications or the applicable subdivision improvement design standards.
 7. PROPOSED COMPLETION SCHEDULE: As soon as possible after the foregoing appeal and before the expiration of the one (1) year extension, Developer proposes to complete the subdivision improvements in accordance with the attached plan, the cost of which has already been secured by an irrevocable letter of credit in favor of the City of El Paso, Texas.
(Attach Documents)
- I certify that the statements made in this application for **Time Extension to Complete Subdivision Improvements** are true and correct, and I agree to be bound by the Completion Schedule finally adopted and **approved** by the City Plan Commission.

Refer to Schedule C for
current fees

Rohit A. Amb GENERAL PTR. PRES.
Signature of Applicant

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.



AT THE DISCRETION OF THE DEPUTY DIRECTOR OF PLANNING AN APPLICATION FOR EXTENSION TO COMPLETE SUBDIVISION IMPROVEMENTS MAY BE SUBMITTED NO MORE THAN SIXTY (60) DAYS PAST THE REQUIRED COMPLETION DATE PROVIDED THAT A PENALTY FEE OF \$1,000.00 DOLLARS BE PAID IN ADDITION TO ALL OTHER FEES THAT WOULD OTHERWISE BE CHARGED FOR A PROPERLY SUBMITTED REQUEST FOR EXTENSION APPLICATION.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024